

Centerville Commerce Quarterly

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City of Centerville Economic Development Department

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CRA Program Spurs Commercial Redevelopment

A progressive policy initiative by Centerville City Council in late 2010 appears to be successfully shifting the commercial real estate community toward a renewed focus on re-use and redevelopment. The Community Reinvestment Area (CRA) program provides significant property tax savings to most commercial property owners either renovating and expanding their facilities, or those building new structures. Property owners can be afforded up to 15 years of savings under the program on the value of the new improvements.

Several recent redevelopment projects in Centerville have taken advantage of the program. The new McDonald's and former

Kentucky Fried Chicken site along Far Hills Avenue are two examples of projects that were steered toward redevelopment.

The following example provides a demonstration of the program's impact:

*A business owns a commercial property appraised by the Montgomery County auditor at \$500,000.

*The business constructs an addition and makes other improvements to the facility which increases the property's value to \$750,000.

*For the next 12 years, the property owner will NOT pay any property taxes on the new \$250,000 of value resulting from the business im-

provement project. At current effective millage rates, that is a 12-year tax savings of around \$75,000.

In the case of the construction of a new facility on vacant land or the replacement of a demolished building, the property tax savings period extends to 15 years. According to Centerville Economic Development Administrator, Nathan Cahall, "This program makes the decision to reinvest in existing facilities and expand in place easier for Centerville businesses." It has also started to attract the interest of firms and developers outside of the City. To learn more about the CRA program, please contact the Economic Development Department at 937-433-4766.

2014 Mayor's Business Breakfast Well Attended

This year's annual Mayor's Business Appreciation Breakfast at The Golf Club at Yankee Trace witnessed a capacity crowd, yet again. The event was sponsored by Mills Development, the new owner of the former Showcase Cinema site along I-675, off of Loop Road. Jerad Barnett, Pres-

ident and CEO of Mills Development, shared his firm's excitement about acquiring the site and working toward the redevelopment of a property that has sat vacant much too long. Demolition and initial site preparation activities are underway. (cont'd page 3)



Get Your Business Green Certified

'Thinking Green' in business is not only good for the environment, but also for your bottom line!

The DRG3 Green Business Certification Program is a voluntary program designed to help businesses take basic green measures to reduce their ecological footprint, reduce their energy and resource use, and save money in the process. Earning Green Business Certification indicates that you are part of an innovative leadership movement to green your business operations and build a sustainable future for the Dayton Region.

Find out why 300 businesses have joined the Green Business Certification. The growing list of benefits includes:

- 150% enhanced rebates through DP&L
- Marketing advantage and recognition through free press releases and access to the online Green Directory
- Free energy audits for small businesses (less than or equal to 16 full-time employees)
- Access to subsidized energy audits from DP&L
- Reduced energy rates from DPL Energy for small businesses
- Reduced energy rates from DPL Energy to employees of green certified businesses- Affinity Program
- Discounts from other green certified businesses and much more!
- The green certification is good for your bottom line and the environment.

Explore the many benefits on www.drg3.org or call (937)225-6423.



BusinessFirst! Spotlight — Biz Cap Program Offers Business Financing Options

As the regional economy continues to rebound, businesses small and large are seeking affordable ways to finance the purchase of equipment, acquisition of real estate, and facility improvements. The BizCap Program that is managed by CountyCorp, a regional resource partner, may provide financing solutions for interested businesses. To the right are current financing rates and terms offered through BizCap. Interested businesses should contact County Corp at 937-225-6328 or visit countycorp.com.

Loan Type	Term	Rate
SBA 504 (M&E or real estate)	10 years	4.672%
SBA 504 (real estate only)	20 years	5.31%
Ohio Regional 166	Up to 15 years	2.625% fixed
CDBG	Up to 15 years	3.00% fixed
Child Day Care	Up to 5 years	3.00% fixed



BusinessFirst!: Schedule A Visit Today

The City of Centerville is a proud member of the BusinessFirst! program which offers city businesses convenient and effective access to the resources they need to succeed. The BusinessFirst! program uses a customer-focused approach to link businesses with resources that help them stay and grow in the community. The BusinessFirst! team is a coordinated group of nearly 100 economic development, community

development, workforce development and government professionals who are ready to assist firms in meeting their corporate objectives.

Numerous Centerville businesses have benefitted through participation in BusinessFirst!. The program gives businesses a single point of contact for a wide range of assistance.

Services include business financing, workforce training programs, tax

credit assistance, and much more. The City of Centerville is committed to serving its business community and linking it with the resources it needs to grow.

If you are interested in scheduling a BusinessFirst! visit or would like to learn more about the program, please contact Nathan Cahall, at ncahall@centervilleohio.gov.

Centerville Welcomes New Businesses

Below is a listing of new businesses based on recent City permit information for the first quarter of 2014. The City of Centerville proudly welcomes these new companies to our community.

Ignite Yoga

65-B W. Franklin St.

The Envelope, LTD

60 N. Main St.

Mauro Photography

58 N. Main St.

Jumps Peanuts

147 Westpark Rd.

Orient Learning Academy

1075 Centerville Station Rd.

Ellie Home Care

157 W. Franklin St.

NETx Computers

101 E. Alex-Bell Rd., Suite 162

Cell Phone Repair

175 E. Alex-Bell Rd., Suite 280

Synergy Family Therapy Specialists

1700-B Thomas Paine Blvd.

Subway

4449 Feedwire Rd.

Jimmy John's

6226 Far Hills Ave.



Mayor's Business Breakfast Recap

(cont'd from page 1) The City looks forward to the announcement of more details regarding the project soon.

As always, this year's event provided City business leaders and community officials an opportunity to network, learn more about what economic development activities and trends are occurring in the community, and enjoy a unique Centerville tradition that celebrates the strong, growing business community that helps sustain the quality character of our City. The Mayor highlighted for the audience some of the business-related policy initiatives being examined by City Council this year. City Council continues to proactively review how Centerville provides services and enforces certain rules and programs to maintain a strong, quality framework on which businesses and residents continue to build upon as they invest in our community.

2014 shows preliminary signs of being a year of sustained growth and revitalization of the community's economic engines. The Mayor and the City thank those community leaders who attended this year's event. The City of Centerville and Mayor Kingseed look forward to inviting our business community again next year and celebrating the contributions made to Centerville by its more than 700 businesses.





Voted Dayton's Best Public Golf Course!

27 Championship Holes
Leagues
Lessons * Clinics
Driving Range
Clubhouse & Patio Dining
Banquet Facilities
Meeting Space
Restaurant & Bar
Friday Night Specials
Jazz on the Green
Sunday Brunch

Bring in this coupon for

**Buy One Lunch,
Get One Lunch Half Off**

Served Mon-Sat, 11a-2p.
Valid through 5/31/14.
Must present coupon.

ATTENTION CENTERVILLE BUSINESSES...

The Golf Club at Yankee Trace is right here in your backyard! ***We are open to the public***, and are the perfect location for you to entertain clients or host a staff meeting! Our view has been known to inspire great business adventures!

Why get caught up in traffic or loud restaurants? Our restaurant is open for lunch Monday-Saturday, 11am-2pm. Offering free wi-fi and a delicious menu, it's the perfect setting for business meetings. Impress your clients, treat your staff, and enjoy South Dayton's finest dining view of our 306-acre greenspace!

We have banquet space to seat 5 to 250 people. We can host your training seminar, staff retreat, employee party, or client meeting—you name it!

Thinking about hosting a business outing? We can help you arrange a fun afternoon with a private golf clinic, a delicious meal, and much more! We can work with any budget—call us today and we'll help you look smart, close that deal, and impress your guest!

The Golf Club at Yankee Trace

10000 Yankee Street

www.YankeeTrace.org

438-GOLF

Open to the Public!

